

PLANNING BOARD
APRIL 20, 2021 7 PM

The Manasquan Planning Board held a zoom meeting on April 20, 2021 at 7:00 pm with Chairman Neil Hamilton presiding.

Chairman Neil Hamilton stated that notification of this meeting was given to the Asbury Park Press and the Coast Star and the agenda for this meeting has been posted on the official website of the borough.

Chairman Neil Hamilton welcomed everyone and asked that everyone join him in a Salute to the Flag.

ROLL CALL: Present: John Muly, Robert Young, Greg Love, Mark Apostolou, Kevin Thompson, Leonard Sullivan, Mark Larkin, and Neil Hamilton.

Absent: Mayor Ed Donovan, John Burke and Mayor's Alternate Barbara Ilaria

Also present was Board Attorney George McGill and Board Engineer/Planner Albert Yodakis.

Mr. McGill read the Sunshine Laws for the meeting and the process to be followed for the zoom meeting.

OLD/NEW BUSINESS

APPLICATIONS

#13-2021 – Simon, Stacey – 415 Euclid Avenue

The applicant appeared on her own behalf and Mr. McGill swore her in.

Ms. Simon stated that she purchased the property in 2018 and went over the issues she has with the backyard/sideyard and went over the plans submitted. She shared her screen with a picture of her existing side yard behind the house.

Mr. McGill marked this picture into evidence as Exhibit A-1.

Ms. Simon went over how she wants to change the area to a deck which drops down a step to the corner of the house. She stated that currently there is a cement slab at the bottom of the steps and a portion of decking at the opposite corner of the house. She stated that the area between the 2 is very uneven and dangerous.

Mr. Love stated that if the applicant moves the one portion of the proposed deck in a little there would be no side yard setbacks required.

Ms. Simon was looking to cover the old deck as she is not sure of what is under it or if it would be a tripping hazard.

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Mr. McGill stated that the diagram will be Exhibit A-2.

Ms. Simon was asked questions by the board members. She stated that the dune grass will remain where it is and there will be room for people to get to the deck coming from the park.

It was recommended that the applicant even up the decks so that there is no need for a side yard setback requirement.

Exhibits: B-1 Engineers letter dated February 3, 2021; A-1 Application; A-2 diagram; A-3 survey; A-4 Denial letter.

Gail Donnelly was sworn in by Mr. McGill as a witness.

Ms. Donnelly stated that she lives at 419 Euclid which backs up to the proposed deck. She stated that she does not have any issues with what the applicant is looking to do. She also stated that she is in favor of the deck as proposed to the planning board.

Mr. Apostolou made a motion to open the hearing to the public, seconded by Mr. Thompson. Motion carried unanimously.

There being no comment, Mr. Apostolou made a motion to close the public portion, seconded by Mr. Thompson. Motion carried unanimously.

Mr. Thompson made a motion to approve this application as proposed, seconded by Mr. Young.

AYES: Mr. Muly, Mr. Young, Mr. Love, Mr. Apostolou, Mr. Thompson, Mr. Sullivan, Mr. Larkin, and Mr. Hamilton.

NAYS: None

ABSTAIN: None

Mr. Thompson made a motion to close the meeting, seconded by Mr. Apostolou. Motion carried unanimously.

Date Approved: AUGUST 17, 2021